172.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,000 / 700,000
					USE VALUE:	700,000 / 700,000
					ASSESSED:	700,000 / 700,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOSI ROBERT L JR & JOSEPH W
Owner 2:	TRS/ ROBERT L TOSI IRREVOCABLE
Owner 3:	TRUST
Street 1:	14 INVERNESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOSI ROBERT/CARMELLA/TRUSTEES -
Owner 2:	TOSI TRUST -
Street 1:	14 INVERNESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	318,300	2,600	379,100	700,000
Total Card	0.093	318,300	2,600	379,100	700,000
Total Parcel	0.093	318,300	2,600	379,100	700,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.84 /Parcel: 476.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 114192
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

Parcel ID: 172.0-0006-0006.0

!13337!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,300	2600	4,050.	379,100	700,000		Year end	12/23/2021
2021	101	FV	308,700	2600	4,050.	379,100	690,400		Year End Roll	12/10/2020
2020	101	FV	308,700	2600	4,050.	379,100	690,400	690,400	Year End Roll	12/18/2019
2019	101	FV	237,800	2600	4,050.	373,600	614,000	614,000	Year End Roll	1/3/2019
2018	101	FV	237,800	2600	4,050.	287,000	527,400	527,400	Year End Roll	12/20/2017
2017	101	FV	237,800	2600	4,050.	270,800	511,200	511,200	Year End Roll	1/3/2017
2016	101	FV	237,800	2600	4,050.	249,100	489,500	489,500	Year End	1/4/2016
2015	101	FV	232,000	2600	4,050.	232,800	467,400	467,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:47:33

LAST REV

Date	Time
11/29/21	15:31:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOSI ROBERT/CAR	74864-323	1	6/11/2020	Convenience	1	No	No		
TOSI ROBERT L	31727-198		8/18/2000	Family	99	No	No		
	12457-451		6/18/1973		31,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2012	1354	Manual	1,782	C				
12/20/2011	1873	Manual	1,620					air sealing & insu
5/15/2002	363	Porch	1,000	C				REPLACE FRONT STAI
2/14/2001	99	New Wind	2,500	C				2 WINDOWS/NEW KIT
3/11/1992	71	Manual	4,800					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
4/19/2013	Info Fm Prmt	EMK	Ellen K
3/16/2009	Inspected	345	PATRIOT
12/15/2008	Entry Denied	197	PATRIOT
12/9/1999	Meas/Inspect	256	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114192
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390985
Depreciation:	72723
Depreciated Total:	318262

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

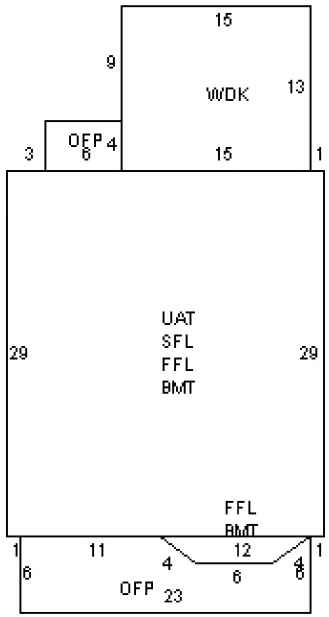
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	116.55
Final Total:	318300	Val/Su SzAd	216.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	743	52.120	38,724
FFL	First Floor	743	173.730	129,080
SFL	Second Floor	725	173.730	125,953
WDK	Deck	195	11.020	2,148
UAT	Upper Attic	181	69.490	12,595
OFP	Open Porch	144	27.680	3,985

Net Sketched Area:	2,731			Total:	312,485
Size Ad	1468	Gross Area	3275	FinArea	1468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1950	23.92	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600